

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Mid Sussex District Council FAO: Stefan Galyas
<b>FROM:</b>	WSSC – Highways Authority
<b>DATE:</b>	11 February 2026
<b>LOCATION:</b>	Old Mill House Cowfold Road Bolney Haywards Heath West Sussex RH17 5SE
<b>SUBJECT:</b>	DM/26/0111 Demolition of 3no. existing stable buildings and the construction of a detached three-bedroom dwelling - Self Build
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

This application seeks the conversion of 3 no. stables to residential dwelling. The site is located off a private access joining the A272 Cowfold Road.

No alterations are proposed to the existing vehicular access arrangement. The proposed development is not anticipated to give rise to a significant material intensification of use of this existing junction with the maintained highway at Cowfold Road.

Provision for the parking of two cars has been demonstrated in the plans although sufficient space exists for additional vehicles to park within the frontage space provided. The space provided would be considered sufficient to accommodate parking for a dwelling of this size in this location under WSSC Parking Standards. On-site turning appears achievable, allowing cars to exit in a forward gear. Provision for the storage of bicycles has not been demonstrated in the plans, however given the rural nature of the site location, cycling may not be a desirable option for all road users and therefore may appeal only to experienced cyclists.

The access route is also maintained as a Public Right of Way BOL/38Bo/2, therefore the LPA may wish to seek comments from the WSSC PROW teams in relation to this proposal.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

The LPA may wish to secure a condition against the proposal for a secure and covered cycle parking provision if this is deemed an appropriate request for this proposal.

**Jodie Wilkes**  
**West Sussex County Council – Planning Services**